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THE
NORTHERN NECK
OF
VIRGINIA

AS A HOME FOR IMMIGRANTS,

BY
THE BOARD OF IMMIGRATION

FOR THE COUNTIES OF

Richmond, Westmoreland, Lancaster & Northumberland,
VIRGINIA.

1872,

SCHMIDT & CURTIS, Stationers, 29 William Street, N. Y.

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Ag. Edward and Immigration Co.

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The Agricultural and Immigrant Society

FOR THE COUNTIES OF

Richmond, Westmoreland, Lancaster & Northumberland,

On the Northern Neck of Virginia,

Organized, July 1st, 1872.

President :

Col. JOHN M. BROCKENBROUGH, Warsaw, Richmond County.

Vice-Presidents :

Mr. R. B. STUART,	Warsaw, Richmond County.
Col. THOMAS BROWN,	Hague, Westmoreland Co.
Mr. EDWIN BROWN,	Wicomico Church, Northumberland Co.
Capt. JAMES K. BALL,	Lancaster Courthouse,

Secretary :

Mr. JOSEPH W. CHINN, Farnham Crossroads, Richmond Co.

Treasurer :

Capt. SAMUEL BARRON, Warsaw, Richmond Co.

Executive Committee :

Mr. THOS. JONES,	Richmond County.
“ G. H. PRICE,	“ “
“ T. M. BALDERSON,	“ “
Gen'l R. L. S. BEALE,	Westmoreland County.
Dr. WM. H. FAIRFAX,	“ “
Judge G. W. LEWIS,	“ “
Dr. JAS. SMITH,	Northumberland County.
Mr. LUCIUS T. HARDING,	“ “
“ WM. R. CLAUGHTON,	“ “
Capt. WM. P. CHASE,	Lancaster County.
Mr. JOHN C. EWELL,	“ “
“ SAMUEL DOWNING,	“ “

Board of Immigration :

Col. JOHN M. BROCKENBROUGH,	of Richmond County.
Dr. J. A. WELLFORD,	“ “ “
Rev. W. W. WALKER,	“ Westmoreland County.
Mr. A. L. CARTER,	“ Lancaster “
Capt. T. E. BETTS,	“ Northumberland “

Commissioner of Immigration :

Rev. C. L. CLAUSEN,	Warsaw, Richmond County.
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Having been duly constituted and appointed a Board of Immigration for the counties of Richmond, Westmoreland, Lancaster, and Northumberland, better known as a section of the Northern Neck of Virginia, it devolves upon us to prepare a statement setting forth the many and great advantages of this portion of our country as a home for immigrants.

We undertake the task with mingled feelings of pleasure and anxiety—with pleasure, because we love to dwell on and describe the advantages of this most beautiful and richly endowed spot, and with anxiety, partly because we are aware that such addresses, however moderate and strictly true they may be, are read by strangers with feelings of skepticism, and partly, because we are not without fears that we may fail to do our subject justice and deserve the censure of our own people. We shall, however, rather choose to incur the risk of censure from them, than by unwarrantable or florid descriptions or misrepresentations of facts, to deserve the blame of, directly or indirectly, misleading strangers to seek homes among us. To ourselves personally and to our people generally, it is a matter of great importance to have a good class of immigrants come with the necessary means to purchase and improve our surplus lands, now lying comparatively idle, but we deem it of greater importance still to maintain our character as gentlemen of truth, and in this we trust our fellow citizens will concur.

We need scarcely remind our readers that Virginia was not only the first state colonized by Europeans, but that her natural attractions swelled the tide of immigration until she became the most populous and prosperous of all the old colonies. The war of independence, however, checking the immigration, and the permanent establishment of the institution of African slavery—the latter in direct conflict with the wishes of our people—were the events which produced a marked effect upon the subsequent prosperity of our state. The rapid increase of slaves by birth and fresh importation, substituted the immigration of other classes, and our lands being all required for their employment, no room or encouragement was given to the thrifty immigrant. The slaveholders devoted themselves almost

exclusively to agriculture, with tobacco and corn as their main products. With navigable water convenient to every plantation, each planter carried on direct trade with foreign countries, superintended his own shipments, and became hostile to the building of towns and manufactures, under the idea that such things were inconsistent with the welfare and prosperity of both landlord and his slave property. Smaller freeholds were gradually absorbed by the larger landowners for the accommodation of their slaves, and the natural consequence of land and labor being accumulated upon the hands of comparatively a few owners was careless tillage: skimming with surface plowing without change of crops, and without manure or rest—and, whenever exhausted by such process, the land was for a time thrown out and new lands were taken up, only to be subjected to the same wasteful procedure. Generation after generation for nearly two hundred years were reared under this system with ideas of ease, luxury, and extravagance, and without perception of or at least inclination to profit by the progress of modern civilization in some of its most important, social and material, phases. An antagonism more and more marked grew up between the states still maintaining the slavery institution and the states where it had been abolished, which finally culminated in the late civil war, resulting for us with the rest of the Southern States, in the sudden and entire loss of slave property, immense destruction of capital, stock, and other property of every description, and thus reducing our people to the verge of bankruptcy. As a further consequence of all this, the landowners have since the war been almost totally unable to cultivate the large tracts of land in their possession, and still less to improve them.

While such is the state of things here, we witness the fact that enterprise, skill, industry, and free labor have filled the cold, barren, and rocky soil of New England with teeming millions and covered the face of the country with cities, villages, manufactories, and other evidences of thrift. We also observe in New York and other northern states wealth, population, and material prosperity augmenting with wonderful rapidity. The immense thrift and progress of the great West also stands as living evidence of the value of industry, economy, and free labor, and is in striking contrast with the present unprosperous condition of old Virginia. With sorrow we acknowledge the fact that our old state has retrograded, and yet it is her misfortune rather than her fault. Circumstances and events alluded to have to this date controlled her destiny, but now a new order of

things has been inaugurated, principally by the introduction of free labor, by which such wonders have been worked in the states already referred to—and it is impossible to see why the same results should not also be obtained here. Our great natural advantages and elements of success are so far superior *) to the localities mentioned, that Virginia may and will succeed in her worthy competition for progress. She still possesses the attractions, advantages and charms of former days in all their bounteous proportions. She is the most centrally located of all the Atlantic states, possesses a climate exempt from the extreme cold of the North, or the sultry heat of the South, with a medium temperature conducive to health, comfort, and all the varied products of nature. Her mineral wealth is great, consisting of gold, copper, iron, lead, coal, salt, marble, limestone, marl, &c., and her forests abound in good timber of every variety. Streams of pure water gushing from her hills and mountains, furnish abundance of sites for factories, dash through vallies and extended plains of the finest agricultural lands, and finally expand into deep majestic rivers, emptying into the Chesapeake Bay, and capable of bearing upon their bosom the commerce of the world. These splendid navigable waters within our borders, with their at all seasons unobstructed in- and outlet between the capes, are perhaps unsurpassed in any state or kingdom, and would undoubtedly have secured for Virginia the largest commercial emporium of the country, but for the circumstances alluded to and unavailing further to dwell upon. We may also add that the time is not far distant when the great basin of the Mississippi and Missouri rivers, by means of the partially constructed James River & Kanawha Canal and Ohio river, will be connected with our seaboard by a navigable highway of inestimable value to the grain producing states of the West, no less than to the state of Virginia. This enterprise shown to be entirely practicable is daily

*) We have not seen the report of the Department of Agriculture for 1871, but find in the *Richmond Whig* for July 23d, 1872, the following comparative table, taken from said report, and showing the average cash value of farm products per acre of yield in the states named:

Virginia	\$14.80
Indiana	14.18
Missouri	13.26
Kansas.....	13.10
Illinois.....	12.95
Minnesota . .	11.56
Iowa.....	10.28

becoming more and more necessary, and soon the Federal Government must yield to the demand for means required to give the increasing products of the West direct water transportation to the seaboard of Virginia.

NORTHERN NECK.—What we have said of Virginia applies with double force to that section known as the Northern Neck, comprising that portion of her territory situated between the Potomac and Rappahannock rivers, and extending from the Chesapeake Bay to the Blue Ridge mountains. We propose to confine our statement to the four counties occupying its eastern portion. These counties contain a area of 466,828 acres, or at least 700 square miles, as follows :

	ACRES.
Lancaster	81,713
Northumberland	119,852
Richmond	119,578
Westmoreland	145,685
Total	466,828

with a population of 26,403, distributed as follows :

	WHITE.	COLORED.	TOTAL.
Lancaster	2,198	3,157	5,355
Northumberland	3,808	3,055	6,863
Richmond	3,475	3,028	6,503
Westmoreland	3,531	4,151	7,682
Total	13,012	13,391	26,403

This portion of the Northern Neck has an average width of fifteen to twenty miles, with extensive and beautiful plains lying on each river and the bay, and running back one or two miles to the ridge. This ridge extends through the entire length of the Neck, presenting a country about 100 to 200 feet more elevated than the river flats, beautifully diversified in surface, and intersected every few miles by streams of fresh and soft water. The streams offer numerous millsites, and many of them are navigable for miles for vessels of considerable size—indeed, no portion of these counties is more than five or six miles distant from navigable water. Almost surrounded by the salt water of the Chesapeake Bay and the above named rivers, and intersected by a multitude of inlets ("creeks"), this section not only possesses unsurpassed advantages for navigation, but has in fish, oysters, wild fowl &c., with which the waters abound, an un-

failing and inexhaustible supply of food, indeed so abundant, that it has been aptly termed by a distinguished writer "the poor man's home." Fishing and oystering offer employment to numerous inhabitants, and a lucrative investment to any amount of capital. The vicinity of these large bodies of water exercises a marked influence in equalizing the temperature and in rendering this peninsula peculiarly adapted to fruit-raising and market-gardening ("trucking") in all their varieties. Water communications with New York, Philadelphia, Baltimore, Washington, Norfolk &c., affords to producers here the benefit of easy access to the largest and best markets of the country, with the ability to place all kind of produce in them within a very short time and at a slight expense—a bushel of wheat for instance costing in freight from here to Baltimore 4 @ 6 cents, and other things in proportion.

SOIL.—The soil of this section varies perhaps as much as that of any territory of the same extent in the country, with a subsoil in almost every portion of it, however, of clay either of a dark red or a dark yellow color, the latter on exposure assuming a chocolate hue. The surface soil of the river lands varies according to location, and is composed of alluvial deposits, intermixed in varying proportions, and though for many years cultivated in a most reckless manner, as above stated, is even to this day and without any improved cultivation producing remunerative crops. The rich lands are generally stiffer in their character than the low lands, and also drier, in some places sandy, but even in those the clay subsoil is generally found within 6 or 8 inches of the surface. No lands repay improvement more rapidly or more certainly than these. Many instances may be cited, where, within a very few years, the production of these lands has been increased more than fourfold, and that at a comparatively small cost, the yield of which lands will now compare most favorably with the best and highest priced land of any portion of the country. The subdivision of the present large estates into smaller farms, more thorough and careful tillage, and the use of barnyard or other manures *) with the aid of lime and grass, offer certain remedies for a long continued course of exhaustive cultivation, and by restoring the soil to its former fertility, will add immensely to the market value of the lands.

*) Inexhaustible quantities of vegetable matter of easy access are found contiguous to most of the farms, which is of nearly equal value to barnyard manure.

CLIMATE.—The climate of the Northern Neck with its short winters and long summers (winter generally commencing about the end of December and closing about the first of April) offers a most agreeable change to residents of a more northern country, where they are deprived of many of the comforts and advantages, which render life under this latitude so delightful. According to the reports of the United States Agricultural Department the maximum temperature of this section for 1870 was 94° F. ($27\frac{1}{2}^{\circ}$ Reaumur), and the minimum 6° F. ($-11\frac{1}{2}^{\circ}$ Reaumur), with the highest mean temperature of any month $79^{\circ} 7'$ (21° R.), the lowest $35^{\circ} 9'$ ($1\frac{1}{2}^{\circ}$ R.), indicating a range sufficiently varied for the growth of all vegetation, except that peculiar to tropical countries, and offering a climate delightful to the strong and vigorous, and both soothing and bracing to the invalid. A winter of so short a duration adds in a great degree to the ability of the farmer with a small force to properly prepare his lands. The immense saving in the consumption of farm products by stock, here in comparison with colder latitudes, and the consequent ability to raise a larger proportion of cattle, sheep, and hogs need not be dwelt upon, but will be appreciated by every practical and judicious farmer.

HEALTH.—In regard to health this section will compare favorably with most others. The mortuary reports of the state exhibit a mortality of 1.1 in the 100, or of 1 in 90, in the entire tide-water section, of which this is unquestionably the healthiest portion. Like all tide-water countries the prevailing diseases are malarial, but here in the simplest and mildest forms, being chiefly intermittent fever, a disease now so well understood and so easily controlled as, with proper precautions, to be altogether avoided, or, if contracted, speedily and easily relieved. Only from the grossest neglect is it attended with fatal or even serious results. The typhoid forms of disease, so prevalent in more elevated regions, are here almost unknown, and the proportion of inflammatory diseases, such as pneumonia, rheumatism, dysentery, &c., is exceedingly small. By many this section is deemed peculiarly favorable for those suffering from feeble or diseased lungs. Sufficiently near the coast to have the benefit of the sea breezes, and too distant from the mountains to be affected by the great and sudden changes of temperature experienced there, this section of Virginia is blessed with a pure and equable climate, that is scarcely surpassed anywhere.

FOREST- AND FRUIT-TREES.—The original forest here consisted mainly of chestnut, gum, several varieties of oak, beech, walnut, hickory, locust, sycamore, cedar, pine, &c., &c. Comparatively little of these forests remain, as most of the lands have from time to time been brought into cultivation, but they have also from time to time been allowed to grow up again into forests, and experience has proved that the *second* growth has generally been pine (unless the original growth was pine), and the third growth, after a second course of bad tillage, has been of the same kind as the original growth, and so on. The growth of forest trees, as in fact of all trees, is very rapid, the chestnut tree for instance only requiring about sixteen years from its first sproutings, till it can be split into rails (the most durable in the world), and pine the same length of time, till it can be split up into cord wood, and yield forty to sixty cords to the acre.—Of fruit trees the apple, peach, plum, pear, fig, cherry, apricot, quince, damson, peacan, walnut, &c., in all their varieties, with exception perhaps of the winterapple, can be cultivated to perfection and made to bring an exceedingly handsome income.*) The same is the case with grapes and all kinds of berries and smaller fruits.

CEREALS AND VEGETABLES.—At present the principal grain crops are corn, wheat, oats, and rye. They yield on similar soils, varying according to tillage and treatment, as follows :

Corn	from	10	to	60	Bushels	(shelled corn)	per	Acre.
Wheat	“	5	“	30	“			“
Oats	“	6	“	40	“			“
Rye	“	8	“	30	“			“

Our climate and soil are also adapted to the tillage of tobacco and cotton, as well as grasses and vegetables of every description. These latter crops are generally more remunerative than the grain crops.

PRICE OF LAND.—The prices of land vary as much as the soil and its products, and are in accordance with location and the condition of buildings and other improvements, ranging from 2 to 25 Dol-

*) The average yield of early apple and pear trees is, for the former \$10.00 to \$15.00, and for the latter \$15.00 to \$25.00 each net. Instances could be named, where apple trees have yielded upward of \$20.00, and pear trees of \$30.00. Early and late peaches pay fully as well in proportion, but medium peaches are not so profitable, unless dried or canned.

lars per acre, and averaging generally from 8 to 12 Dollars. Every description of land may be had in small quantities or large blocks, to suit single families or large colonies, and upon the most accommodating terms of payment.

TITLES.—The laws of Virginia have ever especially guarded the title to real estate, the landholder having every protection thrown around him, and the records of each county presenting the status of ownership and exhibiting every thing in the slightest degree affecting the titles.

LABOR.—Our former slaves constitute the bulk of laborers here as elsewhere in the Southern States. The supply of this labor is ample to meet the demand of the country, and, at present, greatly in excess of the ability of our people to give it employment. These colored people are amiable, polite, easily taught, and, generally, as tractable as children. Former servitude having accustomed them to feelings of entire reliance upon their owners, they will generally be found, when unemployed, living from hand to mouth, thriftless and improvident. They are, however, always anxious and willing to have any employment, which secures to them prompt payment. Whenever inspired with confidence in the justness of their employer, and his ability to settle promptly, they invariably become efficient, and when properly superintended, first class laborers, willing to serve, with board, at from 30 to 50 cents per day, 6 to 10 dollars per month, or 70 to 100 dollars per year.

SOCIETY.—It has been the habit of many to sneer at what they please to term our aristocratic pretensions. This imputation is highly unjust, and must, at least to a great extent, have its origin in ignorance or misapprehension. While birth, breeding, intellect, and high moral worth have here the influence, they must and will exert in every well ordered state of society, yet, nowhere is a man less valued merely for his wealth or position, or more honored for the possession of what is good, true and noble. But whatever may have been the facts in this respect heretofore, poverty has certainly ceased to be a crime in Virginia since the calamitous results of the late war and the general impoverishment of her people. He who a few years ago owned his own estate and merely directed his own laborers, now perhaps with his own hands guides the plough and performs himself the manual labor of his farm, indicating that in this he sees nothing humiliating, and proving that his only reason for heretofore abstaining from it was one that would suffice with most men—namely, that

he had others to do it for him. We can say without exaggeration that our people are kind and hospitable, and that they are ready to extend a cordial welcome to all honorable men of whatever degree and nationality, who may come among them, with the purpose of settling and developing the country.

POLITICS.—In this connection a few words in regard to political matters may not be amiss. Virginia, so distinguished in the political history of the country, has always been the advocate of a strict construction of the constitution she was so instrumental in forming, and of limiting the general government to the exercise of the powers expressly granted therein. The stern verdict of war having decided against her, she accepts that verdict, and with her old vigor and sincerity unites with those, to whom she has hitherto been opposed, in an honest effort to purify the government and to reestablish a healthy, honest, and constitutional administration of its affairs. The same spirit has plainly actuated her in the election of some of her highest state officers, and the management of the state affairs. Evidences of this are not wanting. Claiming for himself the full expression and free exercise of his political rights, every Virginian is willing to accord those same rights to all others, whatever their opinions may be, and none need apprehend any prejudice or interference here, because of present or past differences in political views. Indeed, every shade of political opinion has now its representative amongst us, and all alike express and act upon those opinions with the same freedom.

IMMIGRATION NEEDED.—We are conscious that the great need of this section is an increase of its population, and our earnest desire is to attract to it an immigration not only from the northern and north-western states, but also from Canada and Europe. This immigration will bring the industry and capital requisite to cultivate our surplus lands and to develop all the varied resources of the country. With the skilled labor that will attend it, our water power will be profitably applied, and the profits of manufacturing added to the production of the raw material, and much that is now spent abroad be retained at home. The hidden wealth of our farms, forests, and our waters will be developed, and this country so richly endowed by nature, raised to that position of wealth and influence, to which those endowments entitle her.

With these advantages of soil, climate, ready access to the best markets of the country, and with abundance of lands offered at low

prices to actual settlers, why will foreigners, coming to our shores, seek the far West with its long cold winters, its short summers, its absence of fruits, its distance from markets, its consequent smaller prices, larger expenses, and all the manifold difficulties and hardships attending a frontier life, when within a day's travel from his port of entry he can reach a country so far preferable, and where he can, with the natural advantages alluded to, enjoy those of a settled community and government, with churches, schools, and social life, indeed, with every thing necessary to afford him a comfortable and happy home.

Immigrants will be received with open arms. Slavery has been abolished, indolence, ease, extravagance, careless and imperfect tillage are at a heavy discount. Skilled labor and husbandry are eagerly in demand. We are interested in building towns, villages, factories, schools, mills, and shops of every description. Our lands, timber, water power, and mineral deposits are craving the attention of the capitalist, the artisan, the mechanic, the farmer, the laborer, and all those desiring paying investments, pleasant homes, or who are suffering from the diseases incident to city life or a colder latitude, to all we say : come, settle among us, aid in developing our vast resources, share with us the blessings and advantages of this rich and desirable country, and we feel assured, that none will regret it, but great and lasting benefit will ensue to both citizen and immigrant.

ADVICE TO IMMIGRANTS.—There are still a few points, on which we deem it right to give some advice to immigrants.

1. Those who come here to purchase lands, ought not to purchase more than they are prepared to pay for when payments are due, but rather to have a sufficient surplus of means to stock and improve their land to some extent, and to live while waiting for the first crop. It is true that there have been instances, where purchasers have run in debt for their farms, and by extraordinary success been enabled to pay it off with two or three years crops ; but any calculation based upon such success is most frequently followed by disappointment, detrimental to the true interests of the old citizens as well as the new settlers. The surplus means needed over and above the purchase money depends upon the state of cultivation the land is in, and how long they have to wait for their first crop.

2. Immigrants, especially those coming from a considerable distance should not bring with them heavy articles of furniture, tools, cattle, &c., as all such can be bought here or at the nearest cities, as cheap or cheaper than where the immigrant comes from, and he will be saved from risk and heavy freights, attending long transportation, especially by railroad. All clothes, bedding, jewelry, and such lighter articles, to which they have become peculiarly attached, they should bring with them.
3. Immigrants coming direct from Europe, will do best in taking the Allan line of steamers from Liverpool to Norfolk and Baltimore. From the last named city they can come direct and at a trifling expense with steamboat to any portion of the Northern Neck. Those coming from the Northern and Northwestern States and Canada should take the most direct railroad to Baltimore, unless they live near the sea coast, when they can come cheaper around by sea, and when they may also bring more of their household goods without great expense.

COMMISSIONER OF IMMIGRATION.—Rev. C. L. Clausen, for nearly thirty years a citizen of the Northwestern States, having located in the Northern Neck, has accepted the appointment as commissioner of immigration for this section of Virginia. A large number of farms have been placed in his hands for sale, which he is now ready to sell to purchasers at low fixed prices, and upon the most accommodating terms of payment. He will promptly reply to all queries and give any information which may be desired. His well-known character as a Christian gentleman, and the measures already taken by him to insure immigrants against the frauds and impositions usually practised upon them, entitle him to the full confidence of all.

July 1872.

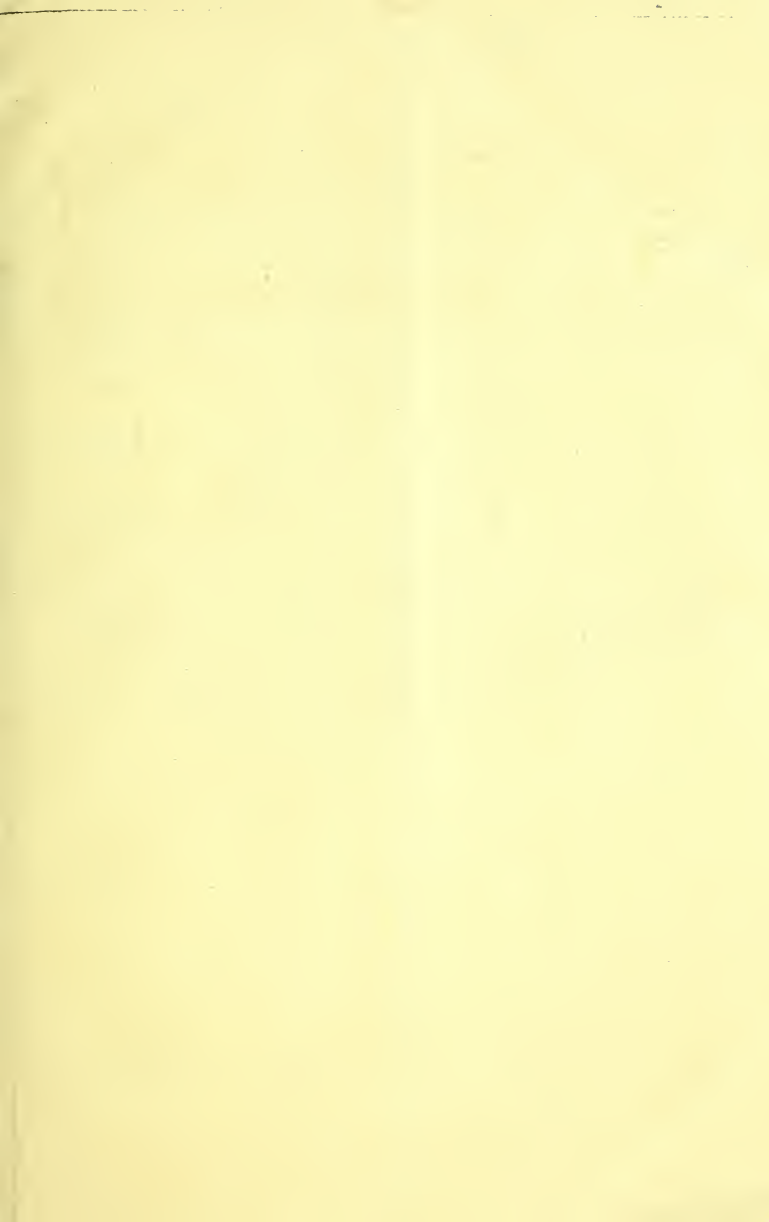
JOHN M. BROCKENBROUGH,	} Board of Immigration.
J. A. WELLFORD,	
W. W. WALKER,	
A. L. CARTER,	
T. E. BETTS.	

Until the middle of October this year my Post Office address will be "ST. ANSGAR, MITCHELL COUNTY, IOWA," after which time I intend to occupy my property MILTON HALL, Richmond County,

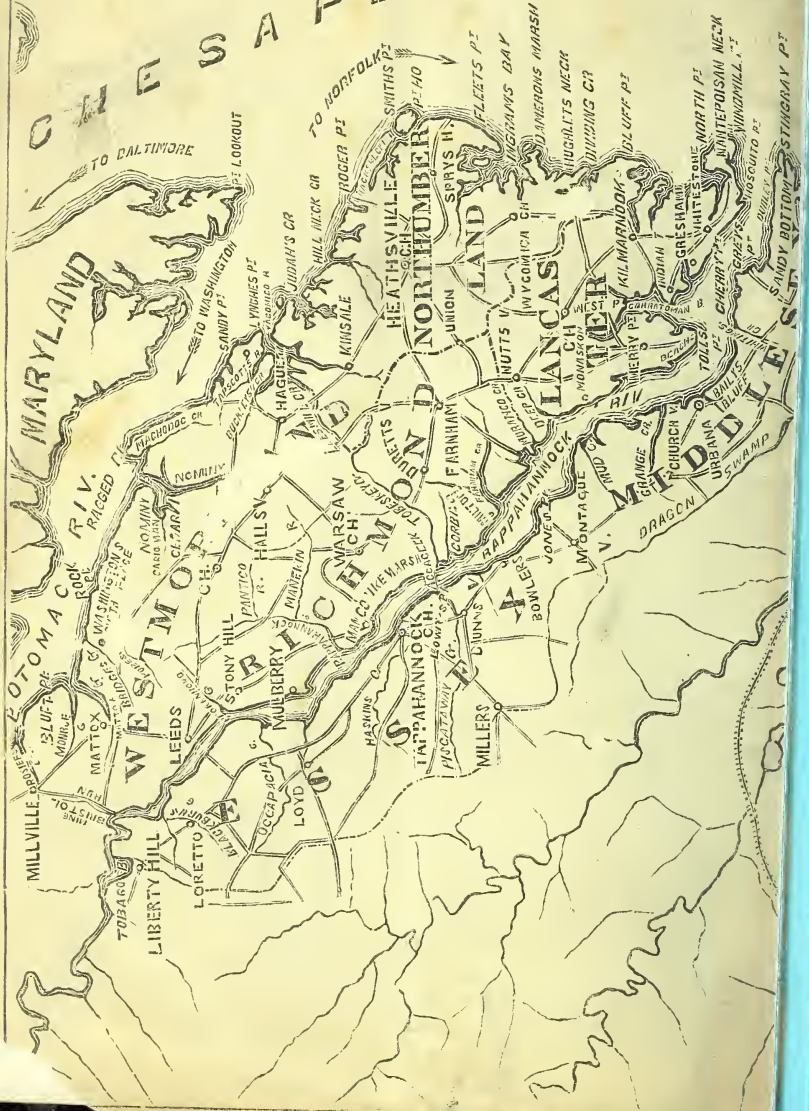
Virginia, when my Post Office address will be, until further notice, WARSAW in the same county. During my temporary absence from the Northern Neck my business there will be attended to by the President of the Board of Immigration, Col. J. M. BROCKENBROUGH, Warsaw, Richmond County, Va.

Immigrants and others desiring further information may also apply to Messrs. WINSLOW BROS. & Co., Banking and Commission House, 39 Broadway, New York.

C. L. CLAUSEN.



CHESAPEAKE BAY





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